



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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November 16, 2017

Mr. Kelley Kohout
LMI West Seattle Holdings, LLC
1325 Fourth Avenue, Suite 1300
Seattle, Washington 98101-2528

Re: Status of Prospective Purchaser Consent Decree No. 13-2-27556-2 for Alaska Street Texaco (SKS Shell Station) Cleanup Site located at Alaska Street and Fauntleroy Way SW, West Seattle, WA

Dear Mr. Kohout:

On September 12, 2017 the Department of Ecology (Ecology) and LMI West Seattle LLC (LMI) met at Ecology's Bellevue office to discuss the current status of the SKS Shell Cleanup Site. During that meeting LMI agreed to perform the following actions:

- Provide a Revised Agency-Review Cleanup Action Report. Target Date is mid-December 2017
 - This would include all additional technical information discussed in the September 12, 2017 Ecology meeting and pursuant to separate Ecology requests, including; depth of excavation clarification on the SKS Shell property, vapor barrier specifications, installation checklists, and as-builts.
 - Regarding documentation of the vapor barrier design specifications, include the air exchange rate for the parking garage that was required by the Seattle Dept. of Planning and Development (DPD), now the Dept. of Construction and Inspections (SDCI).
 - This would also include updated information on groundwater levels and flow direction based on recent sampling results.
 - Provide separate submittal showing the location of specific information in the report that is responsive to issues raised in Ecology's letter dated July 26, 2017.
- Finalize the Well Decommissioning Work Plan. Target Date is mid-December
 - Sound Earth will meet or conference with Ecology (Noel Philip and Dale Myers) to discuss comments and confirm elements to be updated in the work plan.
 - Sound Earth may request a variance for decommissioning, and provide additional documentation as requested by Ecology.



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- Sound Earth will provide the following with a variance request to the decommissioning standards for resource protection wells (WAC 173-160-460):
 - Notice of Intent and well report for construction of the dewatering wells (original construction).
 - Notice of Intent and well report for alteration of the wells to serve as remediation wells (alteration is considered new construction).
 - Notice of Intent for decommissioning of the wells (if available).
- LMI will prepare an Agency-Review Draft Plan for the Reinstallation of Injection Wells. The target Date is mid-December 2017.
 - Ecology will determine if it is necessary to implement the Plan at a future date/time based on review of current and future groundwater monitoring data, as well as review of transducer data regarding groundwater levels and flow direction.
- LMI will submit a proposal for additional groundwater monitoring wells. The target Date is mid-December 2017.
 - This will be submitted separately from Agency-Review Cleanup Action Report.
- Prepare a revised VCP Cleanup Action Report and Opinion Request for the Huling/Kennedy VCP Site. The target Date is January 2018.
 - Data and figures will be incorporated as discussed at the September meeting.

Sincerely,



Dale Myers
Project Manager
Toxics Cleanup Program, NWRO
425-649-4446

Attachments (1):

Attachment A *Status of Prospective Purchaser Consent Decree No. 13-2-27556-2 for Alaska Street Texaco (SKS Shell Station) Cleanup Site located at Alaska Street and Fauntleroy Way SW, West Seattle, WA, Ecology, July 26, 2017*

By Certified Mail: [9171 9690 0935 0163 8406 49]

cc: Mr. Rob Roberts (Sound Earth Strategies, Inc.)
Mr. Ken Lederman (Foster Pepper PLLC)
Mr. Michael Warfel (Ecology)
Mr. Bob Warren (Ecology)
Ms. Louise Bardy (Ecology)
Mr. Andy Fitz, (Attorney General's Office)
Central Files, (Ecology)

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Attachment A

Status of Prospective Purchaser Consent Decree No. 13-2-27556-2 for Alaska Street Texaco (SKS Shell Station) Cleanup Site located at Alaska Street and Fauntleroy Way SW, West Seattle, WA, Ecology, July 26, 2017

Attachment A

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